Registered No. HSE-49/2016





ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.474 AMARAVATI, MONDAY , JULY 31, 2017 **G.415**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(H1)

CHANGE OF LAND USE FROM PRIMARY SCHOOL ZONE TO RESIDENTIAL USE ZONE AND DELETION OF MASTER PLAN ROADS IN R.S.NO.58/1B AND 59/3 TO AN EXTENT OF 7284.45 SQ.MTS. AT 35TH WARD, BHIMAVARAM APPLIED BY SRI P. BAPIRAJU AND OTHERS

[G.O.Ms.No.297, Municipal Administration & Urban Development (H1) Department, 31st July, 2017]

APPENDIX
NOTIFICATION

The following variation to the Bhimavaram General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.951, MA., dated:27.11.1975 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.58/1B(P), 59/3 (P) to an extent of 7284.45 Sq.Mts cents of Bhimavaram Town, the boundaries of which are as shown in the schedule hereunder and which is earmarked for Public & Semi Public use and 40'-0'' & 33'-0'' wide roads in the General Town Planning Scheme (Master Plan) of Bhimavaram sanctioned in G.O.Ms.No.951, MA Dt:27.01.1987 is now designates for Residential use by variation of change of land use basing on the Council Resolution No.674/2015, dated:30.03.2015 in the revised part proposed land use map bearing G.T.P. No.1/2017/R available in the Municipal Office Bhimavaram town, **subject to the following conditions that;**

1. The applicant shall handover the site to an extent of 462.68 Sq.Mts (under 60'-0'' wide MP Road) and 332.67 Sq. Mts. (affected under 40'-0'' wide MP Road) to the Bhimavaram Municipality through Registered Gift Deed at free of cost for widening of Master Plan roads.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity in the site under reference.

3. The applicant shall obtain building permission and to pay 14% open space charges and other relevant fees as per rules
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Approved layout of LP No.15/1995 & 117/1992
East	:	Existing Road to be widened to 40’-0’’ wide and compound wall of Cosmos Club.
South	:	Existing 33’-0’’ wide road and vacant land in R.S.No.59/4
West	:	Proposed 60’-0’’ wide Master Plan road

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT